

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., DECEMBER 15, 2011

CITY ADMINISTRATION BUILDING

COUNCIL CHAMBERS

202 C STREET, 12TH FLOOR

NOTE:

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

- ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT** - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

- ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

- ITEM – 3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff's recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: *Appeal of Hearing Officer’s decision of May 22, 2011; Continued from September 29, 2011 and Continued from November 3, 2011.*

AT&T MOBILITY BONITA COVE – PROJECT NO. 198482

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Appeal of a Process 3 Coastal Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) located at 3181 Mission Boulevard, San Diego, CA 92109 (in Mission Bay Park). The WCF consists of a new 30-ft high clock tower with a total of twelve antennas and associated equipment concealed within. The project was exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or conversion of small structures). The project is located in the CC-4-5 zone within the Mission Bay Park Master Plan. Report No. – PC-11-074

TODAY’S ACTION IS:

Process 3. Affirm, reverse or modify the Hearing Officer’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Hearing Officer’s approval.

ITEM – 7: *Appeal of Staff’s decision of November 1, 2011*

SEQUOIA RESIDENCES – PROJECT NO. 234551

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris E. Dye

Sequoia Residences – The project would demolish existing structures on two lots and construct a 1,871 square-foot single family residence on one lot at 3957 Sequoia Street and construct a 1,871 square-foot single family residence on a second lot at 3959 Sequoia Street within the Pacific Beach Community Plan Area. The project requires two Coastal Development Permits, one for each residential unit. The project has been determined to be Exempt for CEQA. Report No. – PC-11-113

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM – 8: *SAN DIEGO POLICE PISTOL RANGE – PROJECT NO. 224708

City Council District: 3

Plan Area: City Heights

Staff: Helene Deisher

Amendment to Site Development Permit (SDP) No. 8318 to extend an original permit condition and for new improvements to include: bullet backstops; new retaining walls; ADA improvements to existing restrooms and walkways; replacements of the dirt berms separating the shooting ranges with tilt up walls; trash collection facility; addition of handicap parking spaces and restoration of the historical shade structures. The site is located at 4002-4008 Federal Boulevard within the City Heights Neighborhood of Mid-City Communities Plan area. Environmental Document: Mitigated Negative Declaration. Report No. – PC-11-103

TODAY'S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: AT&T – THE TWIST – PROJECT NO. 233690

City Council District: 3

Plan Area: Greater North Park

Staff: Alex Hempton

AT&T – The Twist is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes to remove an existing 30-foot high light standard supporting three antennas, provide a replacement park pedestrian light, and install a new 30-foot high monopine supporting 12 antennas. Equipment associated with the antennas is located in an enclosure which will be expanded with three additional cabinets, increasing the size by 150 sq. ft. to a total of 468 sq. ft. A CUP is required because the WCF is proposed in a residential zone with a non-residential use and in a dedicated park where the antennas are located less than 100 feet from the property line of a residential use. The PDP is required because the equipment area exceeds the 250 sq.

ft. maximum permitted and the facility encroaches within the setback. The project was determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); and 15303 (New Construction). The project is located within the Greater North Park planning area, within the RS-1-7 zone, in Montclair Park with an address of 2903 1/3 Nile Street. Report No. – PC-11-104

TODAY’S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: URBAN AGRICULTURE AMENDMENTS – PROJECT NO. AB1000341-11
City Council District: All Plan Area: Citywide

Staff: Dan Joyce

The Urban Agriculture Project consists of amendments to the Municipal Code, the City’s Local Coastal Program, and the City of San Diego General Plan related to improving access to healthy, local, and sustainable foods. The amendments address creation of two new zoning use categories “retail farms” and “farmers markets”; reducing current restrictions on keeping of chickens, miniature goats, and bees in residential zones; minor adjustments to the regulations for community gardens; and General Plan policy language that provides a stronger policy base in support of urban agriculture. The proposed amendments would be effective Citywide.

This action is exempt from CEQA pursuant to Guidelines sections 15301 (Existing Facilities), 15304 (e) Minor Alterations of Land, 15332 (Infill Development) and 15061 (b) (3) General Rule. Report No. – PC-11-108

TODAY’S ACTION IS:

Process 5. Recommendation to City Council to approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM – 11: PASATIEMPO REZONE – PROJECT NO. 215049

City Council District: 7

Plan Area: Navajo

Staff: Morris E. Dye

Pasatiempo Rezone – The project would rezone a 0.512-acre site located at 6250 Pasatiempo Avenue from OP-2-1 to RS-1-7. A Technical Amendment to the Navajo Community Plan is also necessary to make minor revisions to several graphics in the Plan that shows the site as open Space due to mapping a error. No development is proposed with this application. A Negative Declaration has been prepared for the project. Report No. – PC-11-109

TODAY’S ACTION IS:

Process 5. Recommendation to City Council to approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM – 12: AT&T MOBILITY KEARNY MESA LTE – PROJECT NO. 253505

City Council District: 6

Plan Area: Serra Mesa

Staff: Simon Tse

AT&T Mobility submitted an application for a modification to an existing Wireless Communication Facility (WCF) located at 8010 Frost Street in the CO-1-2 zone within the Serra Mesa Community Planning area. AT&T submitted an application to continue the use of this site with the removal of the existing omni antennas. The modifications also include twelve (12) replacement LTE antennas mounted behind a Fiberglass Reinforced Panel (FRP) on the roof of the existing building. The equipment associated with this project shall remain inside the building, not visible to the public. A Planned Development Permit is required for the height deviation to exceed the maximum allowable height of 60-feet allowed under the CO-1-2 zone. This project was exempt from CEQA pursuant to Article 19, Section 15301, as an Existing Facility on November 8, 2011. Report No. – PC-11-112

TODAY’S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: ***CLASSIFICATION OF USE FOR CONTINUING CARE RETIREMENT COMMUNITIES IN 1984 MUNICIPAL CODE – PROJECT NO. 226777**

City Council District: 1

Plan Area:

Staff: John S. Fisher

To obtain a Planning Commission interpretation of the appropriate zoning use category and subcategory for Continuing Care Retirement Communities per Land Development Code (LDC) §131.0110 (b).

Did the 1984 Municipal Code include a use that could be determined to be a continuing care retirement community, and if so, could that use be permitted in agricultural zones?

TODAY’S ACTION IS:

Process 4. Planning Commission to recommend to the Development Services Director (City Manager) its interpretation of the appropriate use category or use subcategory for the particular use.

DEPARTMENT RECOMMENDATION: